

## **Councilmember Steinbrueck's Final Downtown Livability Proposal**

March 20, 2006

### **Proposed Schedule for Adoption:**

Urban Development and Planning Committee vote: March 22, 2006

Full Council vote: April 3, 2006.

### **Key Elements of Final Downtown Livability Proposal**

**Jobs:** The proposal increases the capacity for jobs downtown, with new growth directed to the Commercial Core and parts of the Denny Triangle. The boundaries of the Downtown Office Core 2 (DOC2) zone would remain the same as current zoning, and the Floor Area Ratio (FAR) would increase to 14 (see attached map). The maximum height in the DOC2 zone would be 500', an increase of 110' (the Denny Triangle Plan called for a 100' increase).

**Housing:** The proposal increases the capacity for housing downtown, and residential high-rises would reach maximum development potential by contributing to affordable housing. This affordable housing bonus would be set at \$18.94 per square foot, and in Downtown Mixed Commercial zones would be calculated so that the charge is greater on the higher floors of the building, reflecting the increased value of these floors.

Together with the current commercial housing bonus, the bonus is expected to raise \$104 million over the next 20 years. Since this funding leverages other sources, it would produce over \$500 million for affordable housing, or about 2,600 units (see attached chart).

**Sustainability:** The proposal gives an incentive for meeting the Leadership in Energy and Environmental Design (LEED) Silver standards to encourage "green" buildings, provides for the continuation of Transfer of Development Credits (TDC) program to save rural land in King County, and eliminates minimum parking requirements for non-residential uses.

**Pedestrian Friendly Development:** The proposal encourages a safe and active street life by limiting parking above the first floor to a maximum of 3 stories, limiting the height of tower podiums to between 65 and 85 feet, and requiring overhead weather protection. As proposed by Councilmember Rasmussen, adequate safety lighting at street level would also be required.

**Building Design:** Taller, more slender towers are encouraged by setting maximum floor size limits for residential towers, as well as upper level width limits for highrises. These standards have been modified to provide more design flexibility than in the Executive proposal.

The proposal also encourages greater light and air at the street by establishing a tower spacing requirement in the Downtown Mixed Commercial zone. Towers that are over 160 feet in height would have to be spaced at least 80 feet apart above a height of 125 feet. The spacing requirement would be 200 feet between the Pike Place Market and the Retail Core, to prevent numerous towers from creating a wall between these areas. Existing buildings and sites which have permits to build under current zoning would not trigger the spacing requirements.

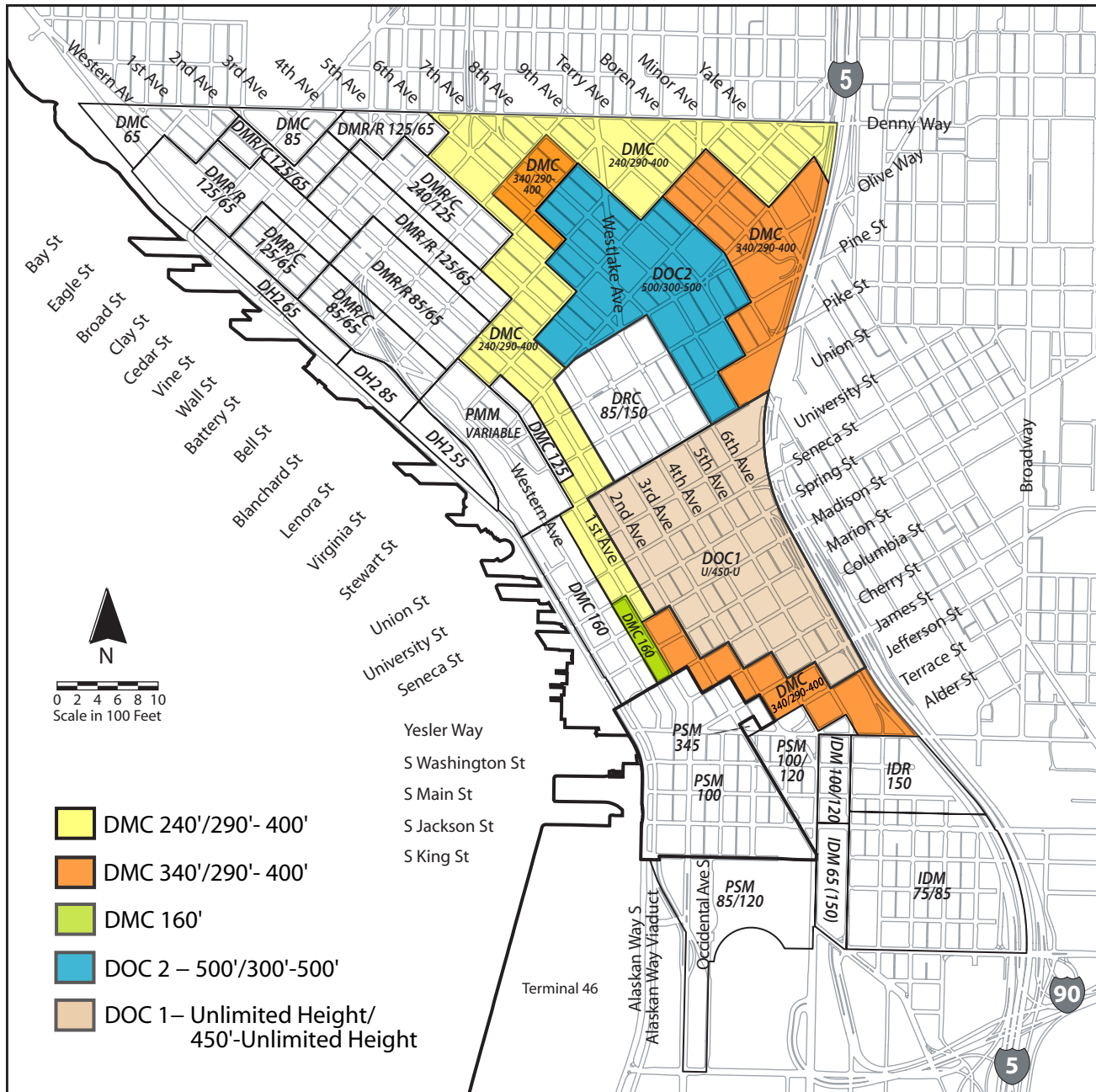
**Historic Preservation:** Under the proposal, historic buildings would have more development rights to sell to raise funds for restoration. The code changes are supported by the survey of potential downtown historic resources funded in 2006 by the Council and now being carried out by the Department of Neighborhoods.

**Downtown Livability:** The downtown zoning changes are accompanied by two resolutions that call for making downtown more livable and family-friendly. Actions called for in the resolutions include encouraging more family-friendly amenities downtown, such as an elementary school; increasing the supply of affordable housing; and addressing the need for more public open space, such as a park in the Belltown neighborhood.

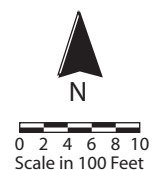
Attachments: Proposed Downtown Zoning Map  
Downtown Housing Bonus Forecast

# Council Urban Development and Planning Committee Recommendations

March 22, 2006



Proposed Zoning	Base FAR	Proposed max. FAR	Proposed Height Limits
DOC 1	6	20	Non-residential Uses: Unlimited Residential Uses: Base height 450' Height with bonus unlimited
DOC 2	5	14	Non-residential Uses: 500' Residential Uses: Base height 300' Height limit with bonus 500'
DMC 340/290-400	5	10	Non-residential Uses: 340' Residential Uses: Base height 290' Height limit with bonus 400'
DMC 240/290-400	5	7	Non-residential Uses: 240' Residential Uses: Base height 290' Height limit with bonus 400'



20-Year  
Forecasts of Affordable Housing Fees from Downtown Development

Estimated Fees for Affordable Housing over 20 Years	Executive Proposal	Steinbrueck Proposal	Final Steinbrueck Proposal
Forecast Commercial Square Footage subject to housing bonus	4,052,505	3,846,899	4,252,776
Fees from Commercial Development at \$18.75 per square foot	\$75,984,475	\$72,129,356	\$79,739,550
Forecast Residential Square Footage subject to housing bonus	1,573,600	1,597,200	1,597,200
Fees from Residential Development	\$15,736,000	\$25,555,200	\$24,197,580
<b>TOTAL</b>	<b>\$91,720,475</b>	<b>\$97,684,556</b>	<b>\$103,937,130</b>
<b>Percent %</b>	<b>NA</b>	<b>7%</b>	<b>13%</b>
Amount leveraged at 4:1	\$366,881,900	\$390,738,225	\$415,748,520
TOTAL with leveraged funds	\$458,602,375	\$488,422,781	\$519,685,650
Number of affordable units produced assuming \$200,000 per unit but not accounting for inflation	2,293	2,442	2,598